

**St. Tammany Parish Development District  
Board of Commissioners Meeting  
Minutes | March 21, 2024**

**Present:** Elder Brown, III, Joan Coffman, Mimi G. Dossett, Mike Gambrell, Albert M. Hamauei, Bruce Javery, Paul Myers, IV, Dr. William Wainwright

**Absent:** Ross Lagarde, Louis Ochoa, Eric Schouest

**Staff:** Chris Masingill, Timothy Billiot, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Ashley Llewellyn, Keith Espadron

**Counsel:** Mark Balkin | Hardy Carey Chautin & Balkin

**Guests:** Elizabeth Lee; Joseph Dominick | Executive Director, Florida Parishes Juvenile Justice District

President Wainwright called the meeting to order at 3:00 p.m. Commissioners present established quorum.

**PUBLIC COMMENT PERIOD**

No public comment on any agenda item.

**CONSENT AGENDA**

With no modifications, the Consent Agenda, which consisted of the February BOC meeting minutes, March Finance Committee meeting minutes, YTD financial statements was approved. *Mike Gambrell, seconded by Joan Coffman motioned to approve the consent agenda as presented. All were in favor. Motion passed.*

**SPECIAL PRESENTATION**

Dr. Wainwright introduced Joseph Dominick, Executive Director of the Florida Parishes Juvenile Detention Center. He expressed that the administration and staff of the Florida Parishes Juvenile Detention Center strive to introduce new educational and vocational programs to help juvenile offenders become productive members of our society, while providing a high school graduate diploma and vocational training. They are pursuing a renewal of the 3-mill ad valorem millage which will be on the April 27 ballot. The Florida Parishes Juvenile Detention Center plays a crucial role in fostering economic development within our community by reducing recidivism rates, decreasing crime rates, reducing strain on law enforcement resources, and creating a workforce with valuable skills. Thus, the center's efforts not only address social issues but also support economic growth and stability within the region. Dominick requested a letter of support from the District. *Joan Coffman, seconded by Paul Myers, motioned to approve a letter of support for the renewal. All were in favor. Motion passed.*

**NEW BUSINESS**

**Economic Leadership – Data Collection Contract Review**

As the District is a resource center for research and data driven collateral materials, we are collaborating with Ted Abernathy of Economic Leadership to anchor the ongoing work of the Quarterly Trends Report and *The AnalyST*. Noting the contract has been reviewed by legal counsel and the budget is in place, and with quarterly delivery dates beginning in May 2024 and ending in February 2025, Masingill requested official approval of the contract. *Albert Hamauei seconded by Mimi Dossett motioned to approve the contract. All were in favor. Motion passed.*

**OLD BUSINESS – None**

**EXECUTIVE UPDATE**

**Resolution of Appreciation for Elizabeth Lee**

Masingill extended his personal and professional gratitude to Elizabeth Lee, who is transitioning to a new position with Steadfast City. Dr. Wainwright noted a void felt is due to her engagement with and for the District

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for the past five and a half years. Masingill read the resolution of appreciation that becomes a part of the official record. The Commissioners expressed their thankfulness with a standing ovation for her work and achievements during her tenure with the District. Lee expressed her gratitude for the opportunity to be part of such a dynamic organization and thanked Masingill for his leadership. To aid in this transition, Lee will continue to work indirectly with the District for the next ninety days.

**Staff Updates**

With no questions on the activity report, Masingill introduced Fellow Gabbi Brown, and Grad Fellow Ben Seiden, who have been immersed into the Northshore Healthscape programming. Brown will also be working with strategic initiatives and project-based initiatives. They will be attending the IEDC Basic Economic Development Course in April.

Masingill also noted Keith Espadron's outstanding skills, as well as project management with Gulf South Commerce Park, and has elevated his position to Manager of Economic Development. Espadron will be managing the portfolio during Kate Moore's parental leave.

Moore and her family welcomed a new baby boy named Cameron into their family.

Timothy Billiot has been diligently working on the organization's social media platforms and its eight website products. The necessary upgrades to our various websites will require adjustments through a budget amendment.

**Strategic Initiatives**

THRIVE Update We are now preparing to begin our second strategic planning process. As the organization enters this phase of sustainability, hardening operations, and scaling programming, the next plan will build upon the existing structure of the previous strategic plan while adding specific components for comprehensive business development and marketing. We aim to incorporate best practices and components from expert site selectors, such as Newmark who has done extensive work in Louisiana through their partnership with Cleco. We will have a strategic plan contract proposal from Vision First Advisors for the Board to review at our April meeting.

STartUP Northshore

Moving into the second year, we are assessing our current program of work and discerning how our efforts will scale over the next year. We will conclude our current agreement with The Idea Village this summer and are currently reviewing and negotiating a new agreement for continuing our partnership. Additionally, STC has submitted an EDA grant application for \$900 thousand for the three-year sustainability of SUNS and to increase the direct technical assistance to entrepreneurs and small businesses. STartUP Northshore received special recognition as an exceptional partner in the regional ecosystem at The Idea Village's recent New Orleans Entrepreneurship Week event.

State of the Economy Event On July 18, 2024, the organization will host an inaugural economic development summit focusing on healthcare, AI, and technology. The keynote speaker is Pete November, CEO of Ochsner Health.

**Office Relocation**

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Masingill reported the Finance Committee authorized him to negotiate a letter of intent for the preferred site. In-kind contributions for project construction management and architectural are in process. Masingill requested verbal concurrence to move forward with the LOI, which will be presented with the relocation budget at the April 18 meeting. *All Commissioners present concurred with the request.*

**Legislative Update**

Masingill reported a solution to earlier concerns with the State CEA brought forth added language to HB1 that will preclude the District from future filing requirements.

The BA-7 for FY 22/23 reserve funding has been approved and, once received, will be used for the office relocation and for future programming. He also conveyed the District budget for FY 24/25 will include a considerable increase due to anticipated adjustments in appropriations.

**Economic Development Update**

LED – Masingill reported Governor Landry’s plans include a retooling of the state’s economic development department. Masingill serves on the Funding Working Group who has embarked on two sets of studies; one for other models in the state; and the second for benchmarking.

Gulf South Commerce Park – The water tower foundation is complete, and construction will begin soon. Billiot is working on a new video for the site, which will be completed by March 29, 2024.

Other News

- Southeastern Louisiana University College of Business Executive Business Forum will be held on April 25, 2024 at the Castine Center in Mandeville

**ANNOUNCEMENTS**

- Annual Ethics Requirements are due March 31, 2024
- Next Meeting: 3pm-5pm, Thursday, April 18, 2024 | 21489 Koop Drive, Mandeville LA

**ADJOURN**

*The meeting adjourned at 5:04 pm. on a motion by Elder Brown, seconded by Paul Myers. All were in favor. Motion passed.*

Minutes reviewed and submitted by the STC Staff.